



City of Benbrook

Planning and Zoning Commission

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Project Name: Northeast Winscott

Request Type: Site Plan

Site Description: 69 acres of land situated in the James Cambo Survey, Abstract No. 362 and John Laneri Survey, Abstract No. 1964

Location: Generally located at the northeast corner of Winscott Road and I.H. 20/820

Zoning District: "G-PD" Commerce Planned Development (Ord. 1478)

Property Owner/Developer: Jackson-Shaw/Benbrook North, LP
Dallas, TX

Authorized Agent: Kimley-Horn
Fort Worth, TX

Background

Ordinance 1478, approved by City Council in January of 2022, established the "G-PD" Commerce Planned Development District, providing supplemental regulations for the district (Attachment #7).

Project Summary

Northeast Winscott is a 69-acre site, consisting of 4 lots. The proposed development includes 4 commerce/warehouse buildings with a combined building area of 918,401 SF. To date, there are no specific users secured for any of the proposed buildings:

- Bldg. 1 – 284,580 SF
- Bldg. 2 – 377,884 SF
- Bldg. 3 – 175,164 SF
- Bldg. 4 – 80,773 SF

Staff Analysis

The developer intends to meet all of the requirements of the City's zoning ordinance, as generally depicted in the submitted plans. Final construction documents will be reviewed prior to issuance of a building permit. Final construction plans must substantially comply with the planning and zoning commission approval. Staff provided a list of comments for the developer to address during the building permit review (Attachment #4). Staff finds the submitted plans adequately demonstrate the ability of the proposed development to comply with city regulations. These comments are provided to assist the applicant in their preparation of final construction documents for the building permit review.

Staff finds the applicant's plans generally demonstrate:

- Substantial compliance with zoning regulations:
 - This district is governed by Ordinance 1478, which established the "G-PD" District and zoning regulations for this area;

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- The site plan demonstrates compliance with all dimensional zoning regulations for the district (setbacks, height, lot coverage, and floor to area (FAR) ratio);
- The site plan demonstrates substantial compliance with landscaping and screening standards. It appears most landscaping elements can achieve zoning regulation compliance; however, revisions are required to demonstrate full compliance. Final landscaping elements will be reviewed for compliance with the final construction documents submitted for building permits.
- Currently, the site plan provides for no outside storage areas. Additional site plans, identifying the location and method of screening for outside storage areas, must be submitted for consideration by the Planning and Zoning Commission if future tenant's operations include outside storage areas.
- Substantial compliance development regulations:
 - The developer proposes access points via Winscott Rd, Winbrook Dr, Benbrook Pkwy and I-820/20 Frontage Rd;
 - Sidewalks are not depicted in the submitted plans; however, the developer is required to provide sidewalks adjacent to all City of Benbrook streets;
 - Several proposed access driveways exceed the 30-foot wide maximum standard; however; the developer has the option of submitting a request to the city engineer to determine if increased driveway widths are warranted.
 - The Traffic Impact Analysis (TIA) indicates no significant traffic issues as a result of development. No City public infrastructure improvements were recommended or required.
- Substantial compliance with fire safety standards and ingress/egress requirements.
 - All fire lanes must be clearly identified to the satisfaction of the fire department.
 - A passing fire safety assessment of the site is subject BWA's approval of fire hydrant and waterline locations and easements.
- Grading and drainage plans were reviewed with the concurrent Final Plat application (RP-22-01).
 - Site plan approval must be subject to approval of any grading or drainage approval in connection with the Final Plat application.
 - A small portion of the northeast corner Bldg. 3's lot (Lot 3, Block 1) is partially located within a FEMA designated 100yr floodplain (Attachment #6). A floodplain development permit is required.

Alternative Tree Preservation Plan:

- Review Attachment #5 for full plan details and applicant's assessment and response to the criteria for approval from Section 16.28.010.G.1 of the Benbrook Municipal Code. Staff concurs with the applicant's assessment.
- Per section 16.28.010.G of the Benbrook Municipal Code, an applicant may propose an alternative tree preservation plan that meets or exceeds the goals and objectives of the city's tree preservation and mitigation ordinances. The goals and objectives that must be met, and by which the proposal is judged include:
 - The proposed alternative tree preservation plan adequately achieves, or is an improvement on, the intent of the requirements of [Section 16.28.010 of the Benbrook Municipal Code];
 - It assures quality development that fits in with the character of Benbrook; and
 - It clearly states the intended preservation objectives.
- The applicant's request deviates from the city's tree preservation plan requirements as follows:
 - 20% of Large Quality Trees (18" dbh or greater) shall be preserved
 - Reduced from 70%
 - 0% Large Secondary Trees (18" dbh or greater)
 - Reduced from 20%

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- Requires a minimum preservation area of 0.25 acres
 - No similar/comparable requirement within the ordinance
- In lieu of a survey of every tree across the site, the proposed tree inventory plan provides a survey of tree samplings for the areas of dense forestation. The tree sampling areas are used to estimate the number of trees and caliper inches within the overall dense forestation areas.

Outside agency approvals needed:

- TXDOT is currently reviewing the plans. Building permits cannot be issued until TXDOT approves the proposed access points to the I-20/820 frontage roads and the drainage plans.
- BWA provided review comments to the developer. Building permits cannot be issued until BWA approves the water and sanitary sewer plans.

Remainder Lot – Undeveloped Area

- Located at the southeast corner of this district, this 6-acre tract will remain undeveloped (Attachment #8). An additional site plan review is required, should this site develop in the future. The Alternative Tree Preservation Plan, if approved, includes this 6-acre lot. Any future development is required to comply with the Tree Preservation Plan approved by the Planning and Zoning Commission associated with this item (SP-22-01).

Staff Recommended Motion

Motion to approve Site Plan SP-22-01, subject to staff comments and staff analysis, as contained in and attached to the staff report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Staff Comments
5. Alternative Tree Preservation Plan
6. FEMA Floodplain Map for Bldg. 3 Lot
7. Ordinance 1478 – “G-PD”
8. Remainder Lot – Undeveloped Area